090.0	0003	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	660,800 /	660,800
					USE VALUE:	660,800 /	660,800
					ASSESSED:	660,800 /	660,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		CANDIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RABIN MARK B/CLAIRE M
Owner 2:	
Owner 3:	
Street 1:	24 CANDIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RIVEST RONALD L & GAIL D -
Owner 2:	-
Street 1:	41 ACADEMY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,680 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Wood Shingle Exterior and 1383 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5680.000	247,500		413,300	660,800
Total Card	0.130	247,500		413,300	660,800
Total Parcel	0.130	247,500		413,300	660,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.73 | /Parcel: 477.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 57789
GIS Ref
GIS Ref
Insp Date 12/08/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 090.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	247,500	0	5,680.	413,300	660,800	660,800	Year End Roll	12/18/2019
2019	101	FV	203,900	0	5,680.	419,200	623,100	623,100	Year End Roll	1/3/2019
2018	101	FV	203,900	0	5,680.	312,900	516,800	516,800	Year End Roll	12/20/2017
2017	101	FV	203,900	0	5,680.	283,400	487,300	487,300	Year End Roll	1/3/2017
2016	101	FV	203,900	0	5,680.	271,600	475,500	475,500	Year End	1/4/2016
2015	101	FV	192,700	0	5,680.	230,300	423,000	423,000	Year End Roll	12/11/2014
2014	101	FV	192,700	0	5,680.	218,400	411,100	411,100	Year End Roll	12/16/2013
2013	101	FV	192,700	0	5,680.	207,800	400,500	400,500		12/13/2012

!7314!

PRINT

Date	Time
12/10/20	21:57:52

LAST REV

Date	Time
01/18/18	14:03:05

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7314

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIVEST RONALD L	43207-438		7/1/2004		400,000	No	No		
	14085-501		9/1/1980		87,900	No	No		N

USER DEFINED

Prior Id # 1:	57789
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2017	1663	Re-Roof	11,158	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2008	Meas/Inspect	163	PATRIOT
3/14/2000	Inspected	264	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5680		Sq. Ft.	Site		0	70.	1.04	5									413,281						413,300	

Total AC/HA: 0.13039 | Total SF/SM: 5680 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 413,281 | Spl Credit | Total: 413,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358659
Depreciation:	111184
Depreciated Total:	247474

COMMENTS

PDAS, OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

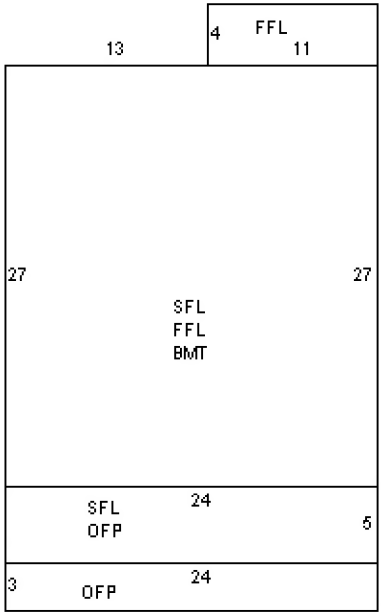
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	111.34
Final Total:	247500	Val/Su SzAd	178.93

SKETCH



SUB AREA

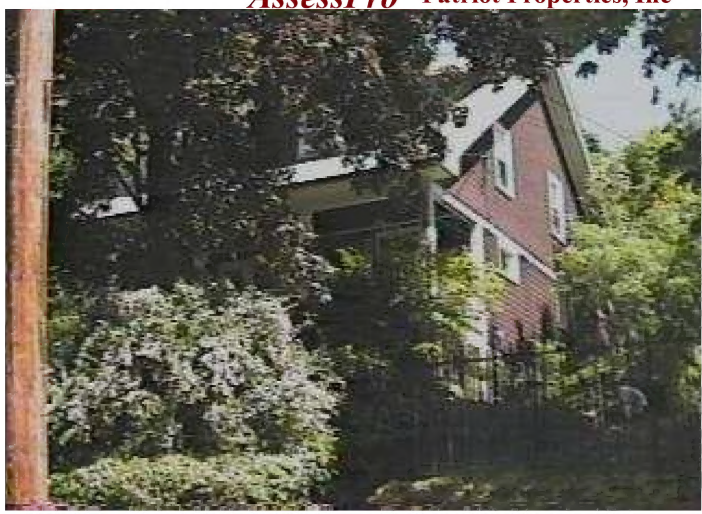
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	692	175.480	121,434
SFL	Second Floor	691	175.480	121,293
BMT	Basement	648	52.640	34,114
OFP	Open Porch	192	25.090	4,818
	Net Sketched Area:	2,223	Total:	281,659
Size Ad	1383.2000	Gross Are	2300	FinArea 1383

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: